

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, JUNE 4, 2019; 5:00 PM

CITY COUNCIL CHAMBERS CITY HALL 226 W 4TH STREET

REGULAR MEETING AGENDA

I. Roll Call

II. Report of the City Council Authority

A. Summary of the May 22, 2019 City Council Meeting:

Third Consideration: Ordinance for Case ORD19-01 being the request of the City of Davenport to amend various sections of Title 17 of the Davenport City Code, entitled "Zoning," by correcting scrivener errors and amending certain dimensional standards. [All Wards] **ADOPTED 2019-195**

Please note that there were amendments made at third meeting to temporarily reduce transparency requirements for single-family residences and to temporarily prohibit pole-barn type garages in residential districts.

III. Secretary's Report

A. Consideration of the May 14, 2019 meeting minutes.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business: None

B. New Business: None

VI. Subdivision Activity

A. Old Business: None

B. New Business

- i. Request F19-10 of Dan Gunsteen for final plat W.K. First Addition on 1.71 acres, being a replat of portions of Westlyn and Georgetown Square Additions located at 3306 W. Kimberly Rd. containing 2 commercial lots. [Ward 2]

VII. Future Business

- A. Case REZ19-08: Request to rezone 3870 Rockingham Road from R-4C, Single and Two Family Central Residential District to S-OS, Special Open Space District. Fairmount Cemetery and Crematory Association, petitioner. [Ward 1]

VIII. Communications

IX. Other Business

X. Adjourn

City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak 563-888-2022
rrusnak@ci.davenport.ia.us

Date
5/31/2019

Subject:
Summary of the May 22, 2019 City Council Meeting:

Third Consideration: Ordinance for Case ORD19-01 being the request of the City of Davenport to amend various sections of Title 17 of the Davenport City Code, entitled "Zoning," by correcting scrivener errors and amending certain dimensional standards.[All Wards] **ADOPTED 2019-195**

Please note that there were amendments made at third meeting to temporarily reduce transparency requirements for single-family residences and to temporarily prohibit pole-barn type garages in residential districts.

Staff Workflow Reviewers

City of Davenport
Plan and Zoning Commission

Department: Community Planning and Economic Development
Department
Contact Info: Ryan Rusnak 563-888-2022
rrusnak@ci.davenport.ia.us

Date
5/31/2019

Subject:
Consideration of the May 14, 2019 meeting minutes.

Recommendation:
Approve the minutes.

ATTACHMENTS:

Type	Description
▣ Backup Material	May 14, 2019 meeting minutes

Staff Workflow Reviewers

PLAN AND ZONING COMMISSION

MEETING CITY OF DAVENPORT, IOWA

TUESDAY, MAY 14, 2019; 5:00 PM

CITY COUNCIL CHAMBERS CITY HALL 226 W 4TH STREET

MEETING MINTUES

I. Roll Call

Present: Brandsgard, Connell, Hepner, Inghram, Lammers, Maness, Medd, Reinartz, Schneider, Tallman.

Excused: Johnson.

Staff: Rusnak, Koops Melton and Heyer

II. Report of the City Council Authority

A. First Consideration: Case REZ19-03: Request of the City of Davenport for a Zoning Map Amendment from R-MF Multi-Family Residential District to C-T Commercial Transitional Zoning District on 1 acre, more or less, for the property located at 709 East 46th Street. [Ward 7] MOVED TO SECOND CONSIDERATION.

B. First Consideration: Case REZ19-04: Request of the City of Davenport for Zoning Map Amendment from C-2 Corridor Commercial Zoning District to R-MF Multi-Family Residential District on .25 acres, more or less, for the property located at 641 and 643 East 46th Street (west 60 feet only). [Ward 7] MOVED TO SECOND CONSIDERATION.

C. Resolution for Case F19-04: Request of Jarrod Mahaffey, of CESO, Inc, for a Final Plat of a Replat of Lot 33 of Spring Village Addition, a single-lot subdivision located northwest of the intersection of Kimberly Rd and Belle Ave. [Ward 6] ADOPTED 2019-173.

III. Secretary's Report

A. Consideration of the Minutes of the April 30, 2019 Meeting.

Motion by Tallman, second by Connell to approve the April 30, 2019 meeting minutes.
Motion to approve was unanimous by voice vote (9-0)

IV. Report of the Comprehensive Plan Committee

There was nothing to report.

V. Zoning Activity

A. Old Business: None

B. New Business

- i. Case REZ19-06: Request of Jasveer Saini to rezone .56 acres, more or less, of property located at 4607 North Pine Street from C-1 Neighborhood Commercial Zoning District to C-2 Corridor Commercial Zoning District. [Ward 8]

Rusnak summarized the staff report.

Findings:

1. The size and scale of commercial properties in this area, its close proximity to residential properties and the adjacent roadways classification make C-1 Neighborhood Commercial Zoning District compatible and consistent in this area; and
2. The proposed zoning map amendment would not achieve consistency with approval standards enumerated in Section 17.14.040E.1 (A-F) of the Davenport City Code.

Staff recommends that the Plan and Zoning Commission forward Case REZ-19-06 to the City Council with a recommendation for denial.

Italo Milani stated he was architect of record. He spoke in favor of the request.

Judith Lee spoke in opposition of the request.

Glen Thede spoke in opposition of the request.

Motion by Tallman, second by Lammers to forward Case REZ-19-06 to the City Council with a recommendation for denial. Vote to deny was approved by roll call vote (9-0).

VI. Subdivision Activity

A. Old Business: None

B. New Business

- i. Request F19-07 of Advance Homes, INC for final plat Candlelight Village on 4.01 acres, being a replat of Lot 1 Candlelight Square 1st Addition located at 5330 Gaines St. containing 1 lot zoned multiple-family (R-MF). [Ward 6]

Koops summarized the staff report.

Finding:

The plat shall conform to the requirements of the subdivision code and the plat shall further development in this areas.

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward F19-07 to the City Council with a recommendation for approval subject to the listed conditions.

Motion by Hepner, second by Maness to forward Case F19-07 to the City Council with a recommendation for approval. Vote to approve was unanimous by roll call vote (9-0).

- ii. Case F19-08: Request of J+M Civil Design for a Final Plat for a 2 lot subdivision located north of E. Kimberly Road between Brady Street and Welcome Way. [Ward 7]

Melton summarized the staff report.

Findings:

1. The plat conforms to the comprehensive plan Davenport+2035; and
2. The plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

Staff recommends the Plan and Zoning Commission accepted the listed findings and forward Case F19-08 to the City Council with a recommendation for approval subject to the following six conditions:

1. That the surveyor signs the plat;
2. That the utility providers sign the plat when their easement needs have been met;
3. That the plat is tied to two quarter corners both labeled with description or two previously established lot corners both labeled with description of each corner;
4. That stormwater easement be provided for the 100 year overland flow from the subdivision to detention;
5. That detention and water quality practices be depicted as an easement either on this plat or on a separate recorded document;
6. That the building setback lines depicted on the plat be amended to reflect the dimensional standards of the C-3 General Commercial Zoning District.

Motion by Hepner, second by Maness to forward Case F19-08 to the City Council with a recommendation for approval. Vote to approve was unanimous by roll call vote (9-0).

VII. Future Business

- A. Request F19-10 for final plat W.K. First Addition on 1.71 acres, being a replat of portions of Westlyn and Georgetown Square Additions located at 3306 W. Kimberly Rd. containing 2 commercial lots. [Ward 2]

VIII. Communications - There were none.

IX. Other Business – There was none.

X. Adjourn – The meeting adjourned at approximately 5:20 pm.

City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Scott Koops, AICP, Planner II
sek@ci.davenport.ia.us

Date
5/14/2019

Subject:

Request F19-10 of Dan Gunsteen for final plat W.K. First Addition on 1.71 acres, being a replat of portions of Westlyn and Georgetown Square Additions located at 3306 W. Kimberly Rd. containing 2 commercial lots. [Ward 2]

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward F19-10 to the City Council with a recommendation for approval subject to the listed conditions.

Background:

Comprehensive Plan:

Within Urban Service Area (USB35): Yes

Future Land Use Designation: RC

Regional Commercial (RC) - The most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located within RC. Most people will drive or take transit to areas designated RC. However, good pedestrian systems should serve these areas and focus on connectivity from the street, through parking lots and between individual uses with connectivity to nearby neighborhoods being less important.

Residential General (RG) - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Technical Review:

Streets. No new streets are proposed with this request.

Storm Water. The plat will need to conform to any requirements of the City of Davenport Natural Resources Division.

Sanitary Sewer. Sanitary sewer service is located along the street.

Other Utilities. Normal utility services are available nearby in this developed area.

Parks/Open Space. No park shall be required with this infill development.

DISCUSSION

Planning Staff has reviewed this plat and confirmed that the plat generally conforms to the

requirements of the subdivision code.

STAFF RECOMMENDATION

Findings: The plat conforms to the comprehensive plan Davenport+2035; and

1. The plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

Recommendation:

Staff recommends the City Plan and Zoning Commission forward F19-10 to the City Council with a recommendation for approval subject to the following condition(s):

1. That that a note shall be added to the plat granting a blanket easement to lot 3 for stormwater detention.

ATTACHMENTS:

Type	Description
▣ Exhibit	Exhibit Maps
▣ Backup Material	Plat
▣ Cover Memo	Application

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Koops, Scott	Approved	5/30/2019 - 10:13 AM



City of Davenport
Community Planning & Economic Development Department
STAFF REPORT

PLAN AND ZONING COMMISSION

Date: June 4, 2019
Request: F19-10 Final Plat – W.K. First Addition
Address: 5330 Gaines Street
Applicant: Advance Homes, INC

DESCRIPTION

Request F19-10 of Dan Gunsteen for final plat W. K. First Addition on 1.71 acres, being a replat of portions of Westlyn and Georgetown Square Additions located at 3306 W. Kimberly Rd. containing 2 commercial lots. [Ward 2]

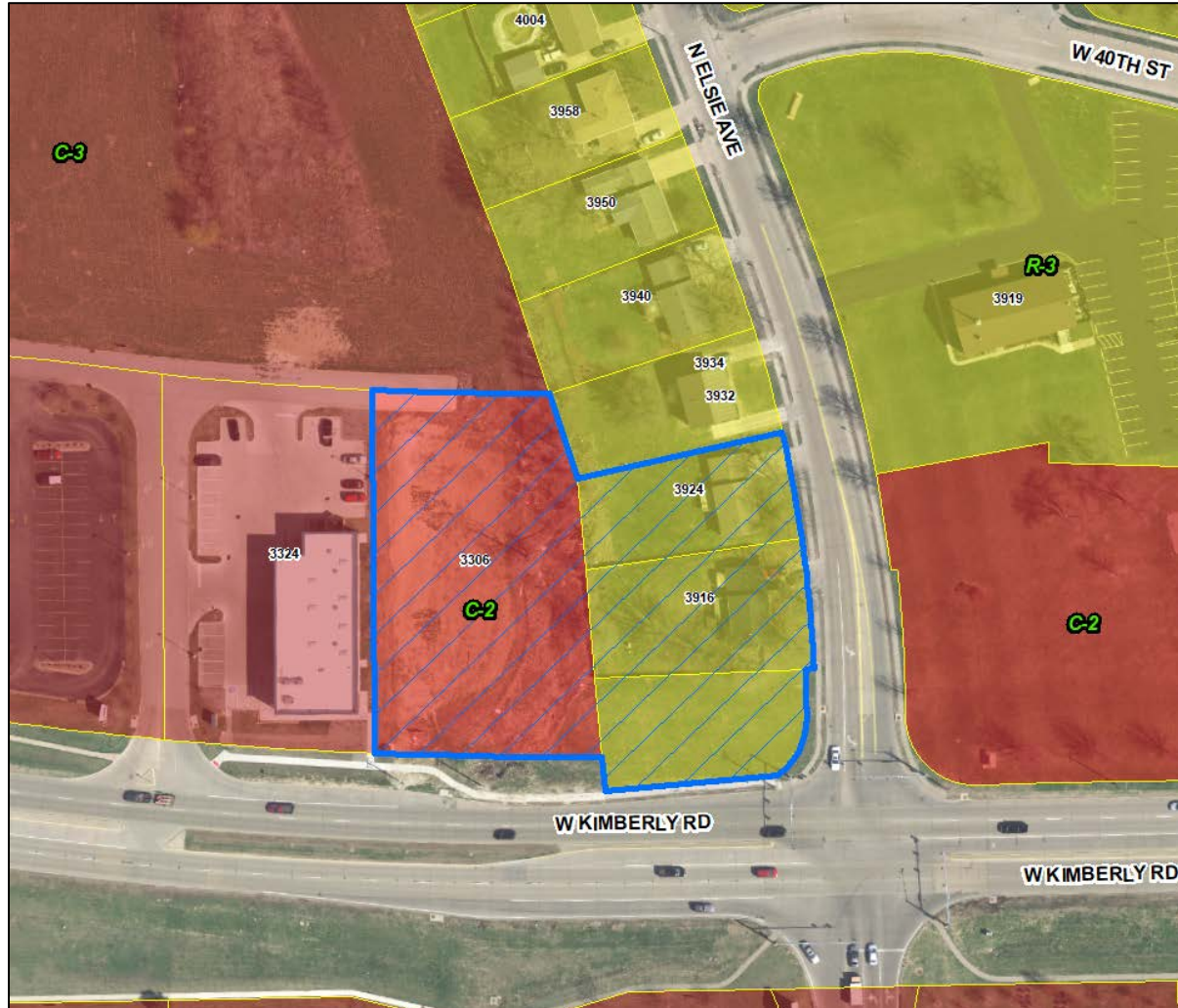
Recommendation: Staff recommends the City Plan and Zoning Commission accept the listed findings and forward F19-10 to the City Council with a recommendation for approval subject to the listed conditions.

Aerial Photo:

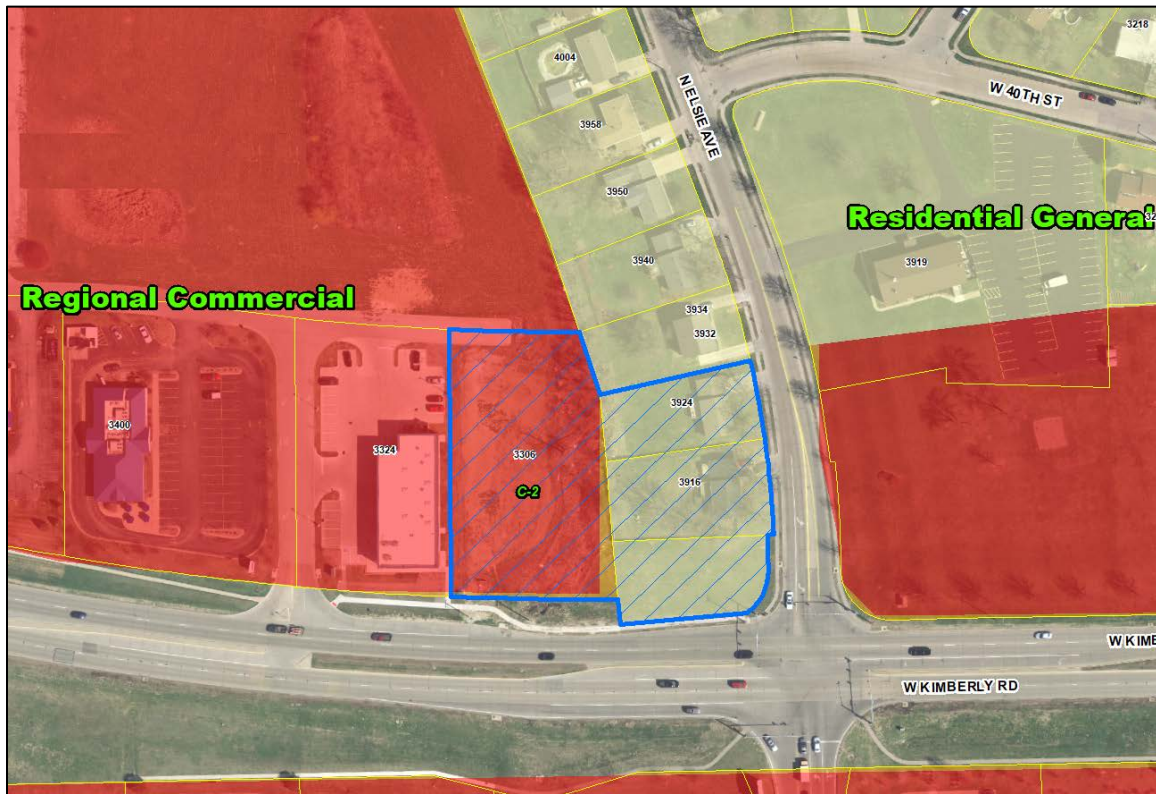


Zoning

("C-2" Corridor Commercial, "C-3" General Commercial, "R-3" One & Two Family Residential)



Land Use 2035
(Regional Commerical & Residential General)



L=127.31' R=2.805.39' CB-S 89°55'22" E CH=127.30'
 L=33.00' L=94.31' L=17.33' R=11.17' CB=N 45°22'58" W CH=15.64'
 N 01°35'43" W 51.68' S 75°50'39" W 10.46'
 S 89°28'02" W 93.06' S 26°37'37" E 33.08'
 N 89°28'02" E 138.20' S 45°31'58" E 27.38'
 N 04°12'54" E 122.28' S 04°12'54" W 196.23'
 N 01°35'43" W 258.83' L=129.70' R=3.039.00' CB=N 89°54'25" E CH=129.69'
 L=145.86' R=3.064.00' CB=N 89°44'37" E CH=145.85'
 L=163.09' R=3.064.00' CB=S 89°34'57" W CH=163.07'
 S 06°12'26" E 24.76'
 S 83°34'29" W 124.62'
 N 83°34'29" E 123.83'
 L=26.97' R=25.00' CB=N 52°40'29" E CH=25.68'
 L=49.01' R=50.00' CB-S 24°57'21" W CH=47.07'
 S 86° S 02'
 L=170.51' R=925.04' CB-S 08°54'49" E CH=170.27'
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BACKGROUND

Comprehensive Plan:

Within Urban Service Area (USB35): Yes

Future Land Use Designation: RC

Regional Commercial (RC) - The most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located within RC. Most people will drive or take transit to areas designated RC. However, good pedestrian systems should serve these areas and focus on connectivity from the street, through parking lots and between individual uses with connectivity to nearby neighborhoods being less important.

Technical Review:

Streets. No new streets are proposed with this request.

Storm Water. The plat will need to conform to any requirements of the City of Davenport Natural Resources Division.

Sanitary Sewer. Sanitary sewer service is located along the street.

Other Utilities. Normal utility services are available nearby in this developed area.

Parks/Open Space. No park shall be required with this infill development.

DISCUSSION

Planning Staff has reviewed this plat and confirmed that the plat generally conforms to the requirements of the subdivision code.

STAFF RECOMMENDATION

Findings: The plat conforms to the comprehensive plan Davenport+2035; and

1. The plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

Recommendation:

Staff recommends the City Plan and Zoning Commission forward F19-10 to the City Council with a recommendation for approval subject to the following condition(s):

1. That a note shall be added to the plat granting a blanket easement for access to lot 3 for detention basin inspection and maintenance.

Prepared by:



Scott Koops, AICP – Planner II
Community Planning

SURVEYOR
LUKE D. MILLER
IMEG CORP.
4500 BLACKHAWK COMMONS DRIVE
ROCK ISLAND, IL 61201
309-430-6570
LUKE.D.MILLER@IMEG.CORP.COM

OWNER/DEVELOPER
W.K. DEVELOPMENT, INC.
5319 UTICA RIDGE ROAD
DAVENPORT, IA 52722

ATTORNEY
MICHAEL L. GORSLINE
5319 UTICA RIDGE ROAD
DAVENPORT, IA 52707

SUBDIVISION PLAT

OF W.K. FIRST ADDITION

A RE-PLAT OF LOT 5 OF WESTLYN SQUARE ADDITION
(DOCUMENT NUMBER 2003-52594) & OUTLOT 12 AND
LOTS 13 & 14 OF GEORGETOWN SQ. REPLAT 2
(FILED 2-23-1994) BOOK M1221 PAGE 198
IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA
1.71 ACRES±

ZONING AND LOT INFORMATION

CURRENT ZONING: C-1
BUILDING SETBACK: FRONT: 25 FEET

TOTAL NUMBER OF LOTS: 3

TOTAL AREA: 1.71 ACRES
LOT 1 AREA: 0.84 ACRES
LOT 2 AREA: 0.08 ACRES
LOT 3 AREA: 0.15 ACRES
RIGHT OF WAY: 0.04 ACRES

NET AREA OF LOTS 1-3: 1.67 ACRES

BASIS OF BEARING
IOWA STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE NAD 83 (2011 ADJUSTMENT)

LEGEND

- ▲ REBAR WITH CAP, FOUND AS NOTED
- △ 5/8" REBAR WITH ORANGE PLASTIC CAP #22228, SET
- REBAR, FOUND
- P.K. NAIL, FOUND
- SURVEY BOUNDARY
- EXISTING LOT LINE
- PROPOSED LOT LINE
- HISTORICAL LINE - AS NOTED
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- PROPOSED SETBACK LINE
- EXISTING SETBACK LINE

ABBREVIATIONS

- AC ACRES
- L LENGTH
- R RADIUS
- SF SQUARE FEET
- BSL BUILDING SETBACK LINE
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT

MIDAMERICAN ENERGY COMPANY

BY: _____
DATE: _____
Approved subject to encumbrances of record by Mid-American Energy Co.

MEDIACOM

BY: _____
DATE: _____

CENTURY LINK/ QWEST

BY: _____
DATE: _____

IOWA-AMERICAN WATER COMPANY

BY: _____
DATE: _____

PLANNING AND ZONING COMMISSION

BY: _____
DATE: _____

DAVENPORT CITY COUNCIL

BY: _____
DATE: _____
ATTEST: _____

GENERAL NOTES

THIS FINAL PLAT WAS PREPARED AT THE REQUEST OF, AND FOR THE EXCLUSIVE USE OF W.K. DEVELOPMENT, INC.

IT SHOULD BE NOTED THAT IN THE PERFORMANCE OF THIS RE-SURVEY, THE COURSES AND DISTANCES OF THE RE-SURVEY MAY VARY FROM RECORDED CALLS, BASED ON THE EXISTENCE OF FOUND MONUMENTATION, OCCUPATION, OR OTHER CONTROLLING CALLS OR CONDITIONS THAT HAVE OCCURRED IN THE RE-SURVEY OF THIS PROPERTY.

THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND ROADWAYS OF RECORD.

NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR FOR THE EXISTENCE OF UNDERGROUND CONTAINERS, STRUCTURES OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

NO INVESTIGATION WAS MADE AS APART OF THIS SURVEY TO DETERMINE OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITIES OR MUNICIPAL FACILITIES, EXCEPT AS NOTED. CALL IOWA ONE-CALL AT 1-800-292-9899 FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES.

NO PART OF THIS SUBDIVISION IS SUBJECT TO A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA ON COMMUNITY FIRM MAP NO. 19163C0345F & 19163C0365F WITH AN EFFECTIVE DATE FEBRUARY 18, 2011.

DISTANCES HAVE BEEN LISTED IN FEET AND DECIMAL PART OF A FOOT.

ALL MONUMENTS HAVE BEEN FOUND OR WILL BE SET AS SHOWN ON THIS PLAT BY JANUARY 1ST 2020.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLE, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE AND CABLE TV, TO INDIVIDUAL STRUCTURES AND STREET LIGHTS.

EASEMENTS DESIGNATED AS "UTILITY EASEMENTS" INCLUDE ALL UTILITIES THAT ARE PROVIDED BY EITHER THE CITY OF DAVENPORT OR THOSE COMPANIES AUTHORIZED TO PROVIDE PUBLIC UTILITIES WITHIN THE CITY OF DAVENPORT. SIDEWALKS SHALL BE INSTALLED ALONG STREET FRONTAGES WHEN SO ORDERED BY THE CITY.

LOT 3 IS RESERVED FOR STORM WATER DETENTION BASIN.

REVIEW COPY
DO NOT RECORD

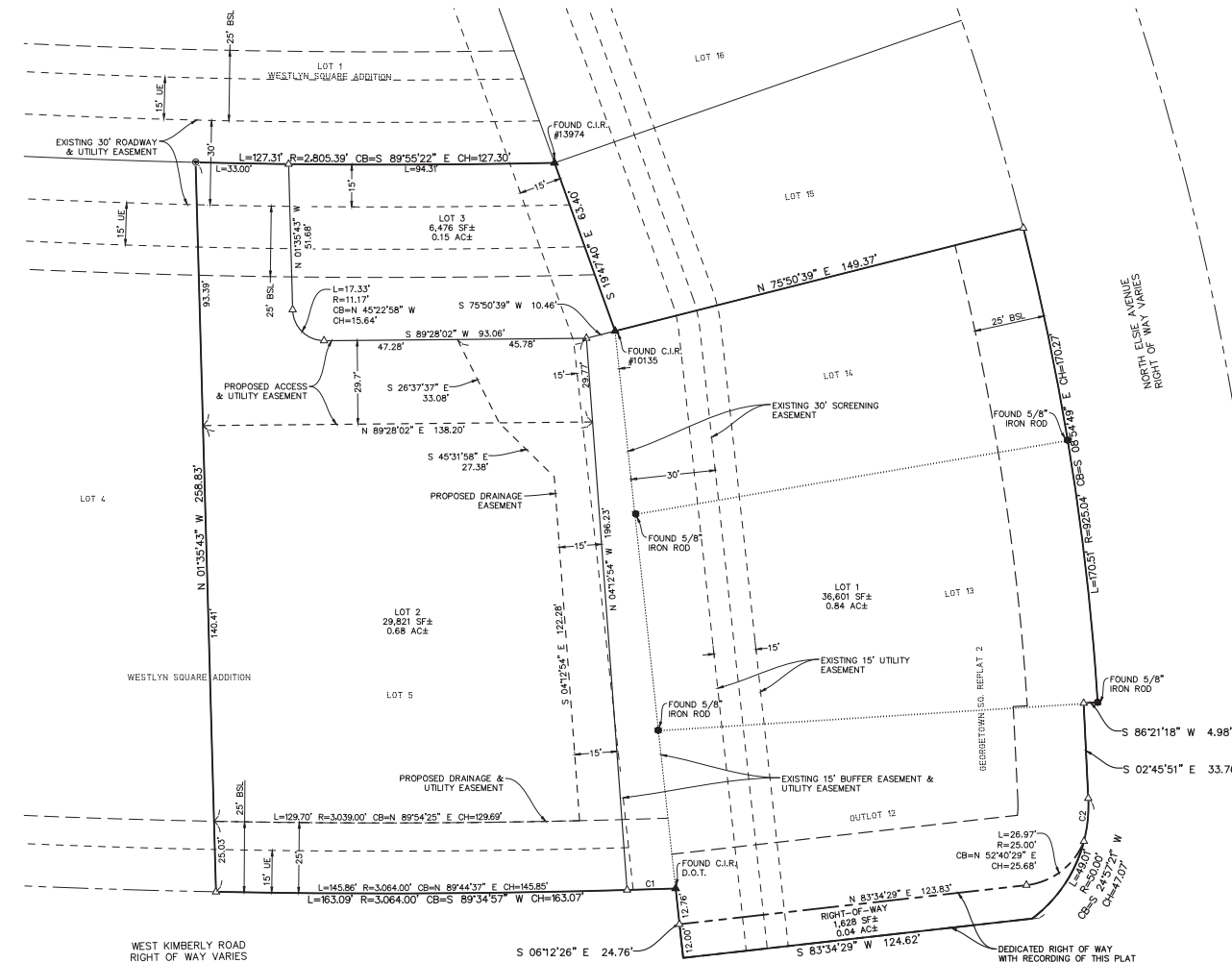
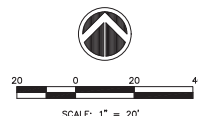
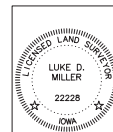
DATE	REVISIONS
DESCRIPTION	
No.	



GUNSTEEN CAR WASH
DAVENPORT, IOWA
SUBDIVISION PLAT

IMEG Project No:
18004131.00
File Name:
18004131.00-PLAT.dwg
© COPYRIGHT 2019
ALL RIGHTS RESERVED
Field Book No: ###
Drawn By: JLR
Checked By: LDM
Date: 4/10/2019
PLAT-1
Sheet 1 of 1

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.
Signature: _____
Date: _____
My license renewal date is December 31, 2019.
Pages or sheets covered by this seal: _____
THIS SHEET ONLY.



Project Information

Project Name W.K. First Addition - Plat

Review Type Standard Review

Project ID PRJ-1050

Start Date 5/2/2019

Alternate ID

Review Status Review Cycle 2, Open, Due 5/29/2019

Site Address NW Corner of Kimberly Road and Elsie Ave Davenport, IA, 52806 [View Additional Information](#)

2: 5/8/2019 (Open) ▼

Contacts

Engineer

Dan Gunsteen

South Sutton Road
uite 305
Streamwood
IL
60107
Business: 630-688-5843

Tully Heath

26th Avenue
Rock Island
IL
61201
Business: 309-793-3415
Cell: 563-265-9700
Email: tully.c.heath@imegcorp.com

City of Davenport
Plan and Zoning Commission

Department: CPED
Contact Info: Matt Flynn, 563-888-2286,
matt.flynn@ci.davenport.ia.us

Date
6/4/2019

Subject:

Case REZ19-08: Request to rezone 3870 Rockingham Road from R-4C, Single and Two Family Central Residential District to S-OS, Special Open Space District. Fairmount Cemetery and Crematory Association, petitioner. [Ward 1]

Recommendation:

None; this is the preview. The public hearing before the Plan and Zoning Commission will be June 18.

Background:

Reason for Request:

Fairmount Cemetery and Crematory Association (Fairmount) acquired this property, adjacent to the existing crematory, in 2018. It seeks to replace the existing maintenance building, currently located on top of the hill, to this location. As an accessory structure to the facility, it cannot be located in the R-4C District, necessitating the rezoning request to S-OS.

Additional Background Information:

Existing Zoning:

Purpose statement for the S-OS District: The S-OS Open Space District is intended to provide and protect larger open space and public recreational facilities, both outdoor and indoor. Larger regional open spaces/parks may include both active and passive recreation areas and certain ancillary uses, such as cultural facilities, performance venues, and eating establishments.

The S-OS District is the only one in the City where cemeteries are a permitted use. All other cemeteries in the City are similarly zoned.

See attached current zoning map for adjacent classifications.

Comprehensive Plan:

The property is designated as RG, Residential General, in the Comprehensive Plan. RG is described as follows:

Residential General (RG) - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

See attached Future Land Use Map for additional information.

Technical Review: Comments have been requested and will be shared in the final report.

Public Input:

A sign was posted on the property on May 30, 2019.

A public meeting is tentatively scheduled for June 12, 2019.

Discussion:

Recommendation:

ATTACHMENTS:

Type	Description
▢ Backup Material	Application
▢ Backup Material	Existing Zoning Map
▢ Backup Material	2035 Future Land Use

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Flynn, Matt	Approved	5/31/2019 - 11:55 AM



Complete application can be emailed to planning@ci.davenport.ia.us

Property Address*

*If no property address, please submit a legal description of the property.

Applicant (Primary Contact) **

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Application Form Type:

Plan and Zoning Commission

Zoning Map Amendment (Rezoning)
Planned Unit Development
Zoning Ordinance Text Amendment
Right-of-way or Easement Vacation
Voluntary Annexation

Owner (if different from Applicant)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Zoning Board of Adjustment

Zoning Appeal
Special Use
Hardship Variance

Engineer (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Design Review Board

Design Approval
Demolition Request in the Downtown
Demolition Request in the Village of
East Davenport

Architect (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

Administrative

Administrative Exception
Health Services and Congregate
Living Permit

Attorney (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

**** If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

Request:

Existing Zoning:

Proposed Zoning Map Amendment:

Purpose of the Request:

Total Land Area:

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Recorded warranty deed or accepted contract for purchase.
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation.
- A legal description of the request if not easily described on the deed or contract for purchase.
- Required fee:
 - Zoning Map Amendment is less than 1 acre - \$400.
 - Zoning Map Amendment is one acre but less than 10 acres - \$750 plus \$25/acre.
 - Zoning Map Amendment is 10 acres or more - \$1,000 plus \$25/acre.
 - \$10.00 per sign; more than one sign may be required depending upon the area of the request.

Formal Procedure:

(1) Application:

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Plan and Zoning Commission public hearing:

- The City shall post notification sign(s) in advance of the public hearing. A minimum of one sign shall be required to face each public street if the property has frontage on that street. It is Planning staff's discretion to require the posting of additional signs. The purpose of the notification sign(s) is to make the public aware of the request.
- The applicant shall make a presentation regarding the request at a neighborhood meeting. The purpose of meeting is to offer an opportunity for both applicant and neighboring residents/property owners to share ideas, offer suggestions, and air concerns in advance of the formal public hearing process. Planning staff will coordinate meeting date, time, and location and send notices to surrounding property owners.
- The Plan and Zoning Commission will hold a public hearing on the request. Planning staff will send notices to surrounding property owners.

(3) Plan and Zoning Commission's consideration of the request:

- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council.
- If the Plan and Zoning Commission recommends denial, the request may only be approved by a favorable 3/4 vote of the City Council.

Formal Procedure (continued):

(4) City Council's consideration of the request:

- The Committee of the Whole (COW) will hold a public hearing on the request. Planning staff will send a public hearing notice to surrounding property owners.
- If property owners representing 20% or more of the area within 200 feet of the exterior boundaries of the request submit a written protest, the request may only be approved by a favorable 3/4 vote of the City Council. For the purpose of the 20% protest rate, formal protests will be accepted until the public hearing is closed.
- The City Council will vote on the request. For a zoning map amendment to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

Applicant:

Date:

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by:

Date:

Planning staff

Date of the Public Hearing:

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I,
authorize
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council.

Signature(s)

State of _____ ,
County of _____ .
Sworn and subscribed to before me

This day of 20

Form of Identification

Notary Public

My Commission Expires:

2019 PLAN & ZONING COMMISSION CALENDAR

PLAN & ZONING COMMISSION SCHEDULE				CITY COUNCIL SCHEDULE		
<u>REZONING & ROW VACATION</u> SUBMITTAL DEADLINE	<u>SUBDIVISION PLAT & DEV. PLAN</u> SUBMITTAL DEADLINE	PLAN & ZONING COMMISSION PUBLIC HEARING (Preview for plats/plans)	PLAN & ZONING COMMISSION MEETING	COUNCIL ITEMS SUBMITTAL DEADLINE	COMMITTEE OF THE WHOLE PUBLIC HEARING	CITY COUNCIL MEETING
(12:00 PM - Monday)	(12:00 PM - Monday)	(5:00 PM - Tuesday)	(5:00 PM - Tuesday)	(12:00PM - Friday)	(5:30 PM - Wednesday)	(5:30 PM - Wednesday)
11/13/18	11/26/18	12/04/18	12/18/18	12/21/18	01/02/19	01/09/19
11/26/18	12/10/18	12/18/18	12/31/18	01/04/19	01/16/19	01/23/19
12/10/18	12/21/18	12/31/18	01/15/19	01/25/19	02/06/19	02/13/19
12/21/18	01/07/19	01/15/19	02/05/19	02/08/19	02/20/19	02/27/19
01/14/19	01/28/19	02/05/19	02/19/19	02/22/19	03/06/19	03/13/19
01/28/19	02/11/19	02/19/19	03/05/19	03/08/19	03/20/19	03/27/19
02/11/19	02/25/19	03/05/19	03/19/19	03/22/19	04/03/19	04/10/19
02/25/19	03/11/19	03/19/19	04/02/19	04/05/19	04/17/19	04/24/19
03/11/19	03/25/19	04/02/19	04/16/19	04/19/19	05/01/19	05/08/19
03/25/19	04/08/19	04/16/19	04/30/19	05/03/19	05/15/19	05/22/19
04/08/19	04/22/19	04/30/19	05/14/19	05/24/19	06/05/19	06/12/19
04/22/19	05/06/19	05/14/19	06/04/19	06/07/19	06/19/19	06/26/19
05/13/19	05/24/19	06/04/19	06/18/19	06/21/19	07/03/19	07/10/19
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06/10/19	06/24/19	07/02/19	07/16/19	07/26/19	08/07/19	08/14/19
06/24/19	07/08/19	07/16/19	08/06/19	08/09/19	08/21/19	08/28/19
07/15/19	07/29/19	08/06/19	08/20/19	08/23/19	09/04/19	09/11/19
07/29/19	08/12/19	08/20/19	09/03/19	09/06/19	09/18/19	09/25/19
08/12/19	08/26/19	09/03/19	09/17/19	09/20/19	10/02/19	10/09/19
08/26/19	09/09/19	09/17/19	10/01/19	10/04/19	10/16/19	10/23/19
09/09/19	09/23/19	10/01/19	10/15/19	10/25/19	11/06/19	11/13/19
09/23/19	10/07/19	10/15/19	11/05/19	11/08/19	11/20/19	11/27/19
10/14/19	10/28/19	11/05/19	11/19/19	11/22/19	12/04/19	12/11/19
10/28/19	11/08/19	11/19/19	12/03/19	cancelled due to holiday		
11/11/19	11/25/19	12/03/19	12/17/19	12/13/19	01/02/20	01/08/20
11/25/19	12/09/19	12/17/19	12/31/19	12/27/19	01/15/20	01/22/20
12/09/19	12/23/19	12/31/19	01/14/20	01/17/20	02/05/20	02/12/20
12/23/19	01/06/20	01/14/20	02/04/20	01/31/20	02/19/20	02/26/20

- SUBMISSION & MEETING DATES MAY BE CHANGED DUE TO HOLIDAY - **MARKED IN RED**
- ORDINANCES REQUIRE THREE CONSIDERATIONS BEFORE CITY COUNCIL
- DATES SUBJECT TO CGHHANE DUE TO HOLIDAYS - **MARKED IN RED**
- DELAYS MAY OCCUR UPON THE PETITION REACHING THE CITY COUNCIL'S AGENDA

REZ19-08 Existing Zoning



5/30/2019, 2:35:20 PM

--- Platted Lot Lines

■ Parks

□ Parcels

Street Centerline (Labels only)

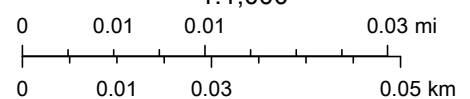
Address Points

Zoning Districts

■ R-1 Single-Family Residential District

■ R-2 Single-Family Residential District

1:1,000



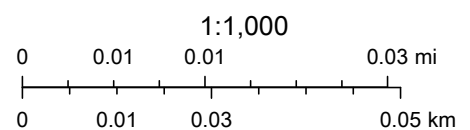
Scott County Iowa, Bi-State Regional Commission

REZ19-08 2035 Land Use



5/30/2019, 2:32:45 PM

- Platted Lot Lines
- Parks
- Parcels
- Street Centerline (Labels only)
- Address Points
- Land Use+2035
 - ▨ Urban Corridor
 - Commercial Node
 - Regional Commercial
 - Commercial Corridor
 - Residential General



Scott County Iowa, Bi-State Regional Commission